



2007 00019919

Bk: 9225Pg: 249 Page: 1 of 3

Recorded: 08/06/2007 02:55 PM

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that WE, **SUZANNE ROGALIN**, of Berkley, California, **TRUSTEE OF THE SUZANNE ROGALIN TRUST** and **JON STRIETER**, of Oakland, California **TRUSTEE of the JON STRIETER TRUST**,

in consideration of **TWO HUNDRED SEVENTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 (\$277,500.00) DOLLARS**

grant to **DAVID P. MARKLAND, CHELSEA M. BROWN and CLAUDIA P. BROWN** of 29 Butter Hill Road, Pelham, Massachusetts as *joint tenants*
with **QUITCLAIM COVENANTS**

the land with the buildings thereon, located at 31 Wildwood Lane, Amherst, Hampshire County, Massachusetts as described on the Exhibit A attached hereto and made a part hereof. The land in Amherst, Hampshire County, Massachusetts, near the intersection of Strong and East Pleasant Streets, bounded and described as follows:

Beginning at an iron pipe marking the northwesterly corner of the land conveyed said iron pipe is N. 1° 35' E. five hundred forty-one and nine tenths (541.9) feet more or less from the intersection of the northerly line of Strong Street and the easterly line of a street (unnamed), shown on plan entitled "Wildwood Subdivision Amherst, Massachusetts, July 1940, as extended march, 1951, recorded in Hampshire County Registry of Deeds, Plan Book 37, Page 15, said iron pipe is S. 88° 25' E. three hundred forty (340) feet from an iron pipe set in the easterly line of East Pleasant Street; thence S. 88° 25' E. along land now or formerly of the Amherst Cemetery Association, two hundred (200) feet to a point; thence S. 1° 35' W. along land of the Amherst Cemetery Association one hundred (100) feet to a point; thence N. 88° 25' W. along the northerly line of other land now or formerly of Wesley J. Wentworth et ux, two hundred (200) feet to a point in the easterly line of said unnamed street; thence N. 1° 35' E. along the easterly line of said unnamed street one hundred (100) feet to the place of beginning; together with a forty (40) foot wide right of way (in common with others) for all reasonable purposes, in said unnamed street from Strong Street to the iron pipe marking the place of beginning of land described.

This conveyance is made subject to the restrictions that (1) Not more than one house shall be built upon the land described; (2) No house built on land described shall be designed to accommodate more than one family; and (3) The set back of the house built on the land shall be at least thirty (30) feet from the street lines.

Hereby conveying all of Lot No. 20 as shown on said plan plus a fifty (50) foot strip of land easterly thereof.

SUBJECT TO the right of the inhabitants of the Town of Amherst to lay, maintain, relay and repair a water main on a street, known as Wildwood Lane beginning at a point on Strong Street 300.4' easterly of East Pleasant, as shown on an extended plan Book 37, Page 15, dated May 8, 1952.

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 08/06/2007 02:55 PM
ctrl# 018630 12091 Doc# 00019919
Fee: \$1,265.40 Cons: \$277,500.00

SUBJECT TO an easement to Western Massachusetts Electric Company and New England Telephone and Telegraph Co. dated June 13, 1952, recorded with said Registry, Book 1120, Page 341.

SUBJECT TO a sewer easement to the Town of Amherst dated May 26, 1970, recorded with said Registry, Book 1572, Page 682.

BEING the same premises conveyed to the grantor herein by deed dated June 24, 2004 and recorded in Hampshire County Registry of Deeds, Book 7986, Page 313.

EXECUTED AS A SEALED INSTRUMENT THIS 27TH DAY OF July, 2007

Witness

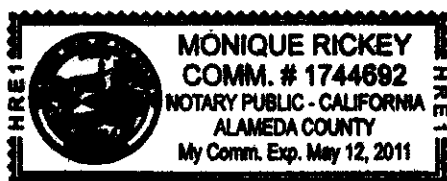
Suzanne Rogalin, Trustee
Suzanne Rogalin, Trustee of the
Suzanne Rogalin Trust

ss.

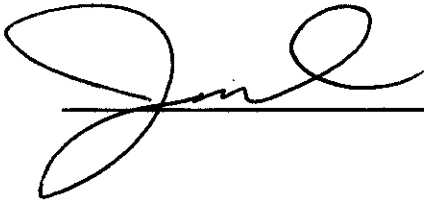
STATE OF CALIFORNIA
County of ALAMEDA

JULY 27, 2007

On this 27th day of July 2007, before me, the undersigned notary public, personally appeared Suzanne Rogalin, proved to me through satisfactory evidence of identification, which was a CA DL, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.



Monique Rickey
Monique Rickey, Notary Public
My commission expires: 5-12-11



Jon Strieter, Trustee of the
Jon Strieter Trust

STATE OF CALIFORNIA

Ss

On July 30 2007, before me, the undersigned notary public, personally appeared Jon Strieter, proved to me through satisfactory evidence of identification, which was CDL, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Notary

Public

My Commission Expires:
May 4, 2011



ATTEST: HAMPSHIRE,  REGISTER
MARIANNE L. DONOHUE